**THE WIMBLEDON CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING**

**Hudson Real Estate   
Meeting by Zoom   
Boulder, Colorado   
August 25th   
6:30   
Following Budget Ratification Meeting   
Ratify 2022 Budget**

1. **CALL TO ORDER AND ESTABLISHMENT OF QUORUM**

Diane called the meeting to order.  We have established quorum.

Board Members:

Diane Smith, President

Sarah Robertson, Secretary

Katharine Kane, Treasurer

Chris Goodman, Director

Management:

Matthew Power, Wimbledon Manager

Anthony Feldman, Hudson

Jon Lang, Hudson

1. **HOMEOWNERS OPEN FORUM**

**Please limit your time to 3-5 minutes.**

Cameras

A/C in W and X

Tennis Courts

Movement in Building B due to construction

1. **APPROVAL OF JUNE 2021 MINUTES**

Diane moves to approve June 2021 minutes, Katharine Seconds, all in favor.

1. **DISCUSSION OF FINANCIALS**
2. **July 2021**

Reserve balance:  $1,709,966

Operating balance: $264,843

Total operating expenses: $35,916 under

Total reserve expenses: $86,410 under

Diane motions to approve, Katharine seconds, all in favor.

1. **BOK New signature cards**

Need to update the signature cards

1. **Change Banks for Operating Accounts update signature cards**

Choose new bank and add all to signatures of current members.

1. **Ratify Email Vote No Increase in dues.**

Diane motions to ratify the email vote no increase in dues, Katharine seconds, all in favor

1. **MANAGERS/MAINTENANCE REPORT- MATTHEW POWER**

July

7/02 – Rock install across phase 2

7/03 – Rain Gutter replace along east side of V

7/15 – Gutter cleanout phase 4

7/16 - ClearToken app install for all laundry rooms

7/19 – Chiller cleaning A-H

August

8/03 – Rockbeds updated w new rocks, boulders, plants I- R

8/19 – finally located and addressed water leaks across W-129, W-130, W330. W229. One leak in bldg. pipes at W130, one leak in bldg pipes in W129. One underground leak W-129. Leaking Hvac Valves at W330. Timberline repair pipes. Property Maintenance repair concrete. Daniil repair drywall and paint.

8/20 drain, clean, refill phase 4 pool. Old filter allowed for chemicals to settle in pool and new filter was not clearing it. We needed to drain and start with fresh water.

8/24 – Locks and mesh to phase 2 pool gates. Phase 2 complete today. Phase 4 and 5 waiting for mesh.

8/24 – Leak in phase 5 garage. Sewage drain and condensation drains that run through the covered insulation boxes. These pipes have settles over the years and are now pitched and the wrong angle to drain. Tim at Red Star is repairing one box and its pipes today. We will know what the average cost to address one box will be. Then we can tackle each box that needs repairs over the next few months, as leaks occur.

8/25 – Insulation Boxes in garages. Tim at Red Star Fixed first box. We will work out a plan of attack

1. **MANAGEMENT REPORT**

Delinquency/Legal

Total $12,321

Current $6,000

Over 30 $75

Over 60 $1,700

Over 90 $4,455

2021-22 Management Agreement Executive Session

Final 2019-2020 Audit Issued

1. **OLD BUSINESS**

Electrical Upgrade Electric Panels Completed in July

Credit Card Washer/Dryers

Brick and Block repair.

K motions to performs power washing on stairs that have build up, Chris seconds, all in favor.

Pool Leak in Phase II Pool

1. **NEW BUSINESS**
2. **Roofing Bids/Gutter 2021 Phase Buildings I-M**

Katharine motions to approve B/M’s proposal for roofing project, Diane seconds, all in favor.

Katharine motions to approve Colorado Seamless proposal for gutter and downspouts, Diane seconds, all in favor**.**

1. **Laundry Room Upgrades**

Matthew is going to get bids for replacing the counters and sinks.

1. **OTHER AGENDA ITEMS**

Meeting adjourned at 7:45 pm

**Next Board meeting September 22nd**